

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 1, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 6:01 pm.

Commissioners	Present	2014 Regular Meetings Held	2014 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Y	8	6	10	8
Pete Bienski	Y	8	7	10	9
Leo Gonzalez	N	8	6	10	7
Bobby Gutierrez	Y	8	8	10	10
Nancy Hardeman	Y	8	7	10	8
Scott Hickle	Y	8	8	10	10
Kevin Krolczyk	Y	8	8	10	9
Prentiss Madison	Y	8	8	10	8
Robert Swearingen	Y	8	8	*	*

* appointed to the Commission effective 1/1/2014

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Matthew Hilgemeier, Staff Planner; Mr. Randy Haynes, Senior Planner; Ms. Janis Hampton, City Attorney; and Ms. Annette Denton, Planning Intern.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Commissioners led the pledge.

3. HEAR CITIZENS.

None came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on April 17, 2014.

b. Final Plat FP-14-04: Tiffany Park Business Center

Proposed Final Plat of Tiffany Park Business Center Subdivision, being 6.404 acres of land out of the J.W. Scott Survey, A-49, located at the southeast corner of Boonville Road (F.M. 158) and Copperfield Drive in Bryan, Brazos County, Texas. (M. Dalton)

c. Final Plat FP-14-05: Austin's Estates Subdivision - Phase 5B

Proposed Final Plat of Austin's Estates Subdivision – Phase 5B, being 11.15 acres of land out of John Austin League, A-2, located at the east corner of Thornberry and Austin's Estates Drives in Bryan, Brazos County, Texas. (M. Zimmermann)

d. Final Plat FP-14-06: Timber Ridge RV Park Subdivision

Proposed Final Plat of Timber Ridge RV Park Subdivision, being 23.18 acres of land out of Stephen F. Austin League #9, A-62, located at the southeast corner of Harvey Mitchell Parkway (F.M. 2818) and Beck Street in Bryan, Brazos County, Texas. (M. Hilgemeier)

Commissioner Beckendorf moved to approve the Consent Agenda. Commissioner Swearingen seconded the motion, and the motion passed unanimously.

6. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit CU14-04: Travis Morace

A request for approval of a Conditional Use Permit, to allow a manufactured home on property in an Agricultural-Open District (A-O), specifically on property located at 4051 Charles Avenue adjoining the northwest side of Charles Avenue approximately 120 feet north of the intersection of Charles Avenue and Drillers Drive, being Lot 6 in Block 1 of the Parkwood Estates Subdivision – Phase 2 in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

In response to questions, Mr. Hilgemeier stated:

- That the cost of the 8 inch sewer line was approximately \$24,000
- That he has received no comments on the proposal
- That the size of the line necessary was determined by the Public Works department
- That the City's oversize participation made the line available for future development on adjacent tracts

The public hearing was opened.

Mr. William Morace, 4041 Charles Avenue, spoke on behalf of the applicant, stating that he just wanted to have a home on the property.

The public hearing was closed.

Commissioner Hardeman moved to approve Conditional Use Permit CU14-04, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Beckendorf seconded the motion.

Commissioners discussed:

- Looks like a good project
- Concern about the cost of the project and City's participation

The motion passed by a vote of 6 in favor and 2 in opposition, with Commissioners Swearingen and Beckendorf casting the votes in opposition.

7. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:14 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 5th day of **June, 2014**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission